



**A**tlanta  
**L**and  
**G**roup



**LAND FOR SALE**

**Tara Boulevard**

Jonesboro GA 30236

**Jay Leslie**

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# PROPERTY OVERVIEW

- +/- 10.7 Acres, 2 parcels
- Clayton County 05239, 05241D
- Zoned C-2 and R-2 City of Jonesboro  
*Tara Boulevard Overlay*
- 515' frontage on Tara Blvd
- 3 points of access
- All Utilities Available

**Price: \$1,650,000**



# Zoning

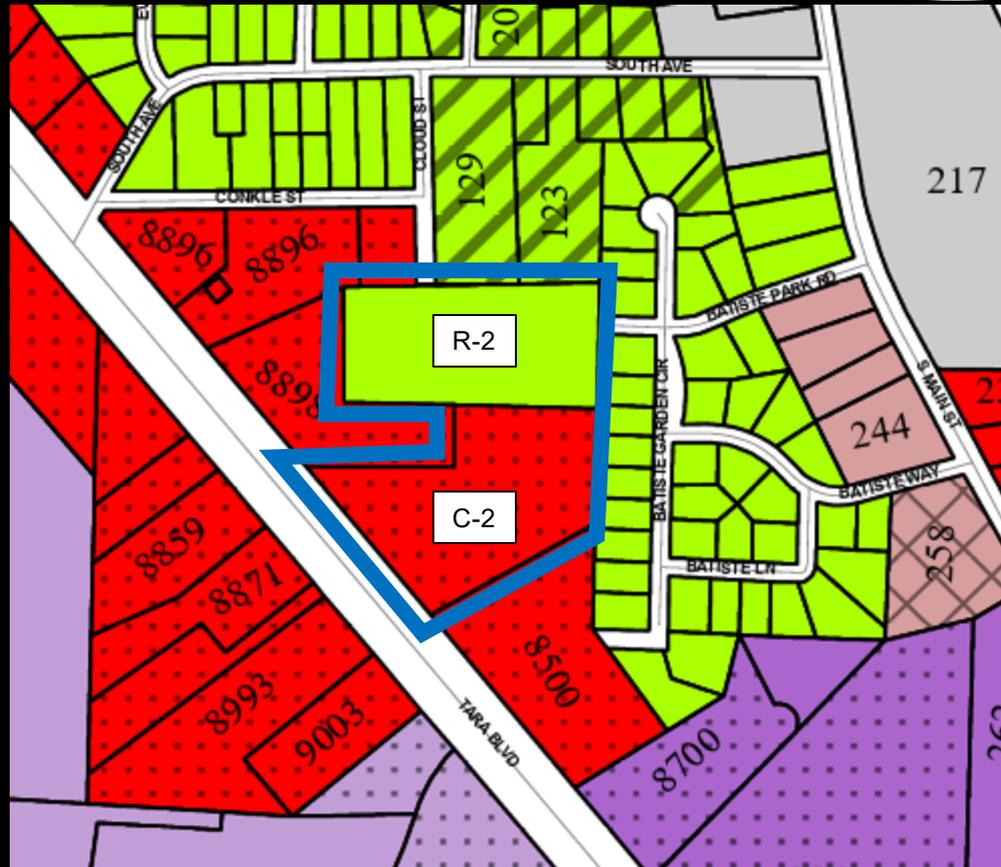
+/- 10.7 Acres, 2  
Parcels

Clayton County 05239,  
05241D  
*Tara Blvd Overlay*

515' frontage on Tara

3 points of access

All utilities available



# Executive Summary



The subject property is an assemblage of 2 parcels located in the City of Jonesboro. The property has ample frontage on heavily travelled Tara Boulevard 2 other points of egress. The mix of C-2 and R-2 zoning provides an opportunity to rezone to a mixed-use standard. All utilities are available to the property.

**The property is priced to sell at  
\$1,650,000**

# Jonesboro MX Zoning



Municode-

The MX district affords densities that would not otherwise be permitted, and in exchange for such density bonuses, architectural style and site design must yield superior public venues.

Ninety percent of all residential units within a MX district shall be owner-occupied units and such language shall be recorded with the declarations and covenants controlling the development.

Minimum floor area for attached dwelling units shall be as follows:

1 BR: 900 SF, 2 BR: 1,200 SF, 3 BR 1,400 SF

Residential density in mixed use structures shall not exceed 24 dwelling units per acre. Density for single family attached structures shall not exceed 12 dwelling units per acre and density for single family detached structures shall not exceed six dwelling units per acre.

# Demographic Profile

## COMMUNITY SUMMARY

Jonesboro  
Drive time: 15 minute radius

151,640	0.53%	2.76	60.5	35.7	\$66,191	\$241,560	\$106,096	24.4%	62.9%	12.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



19.0%  
Services

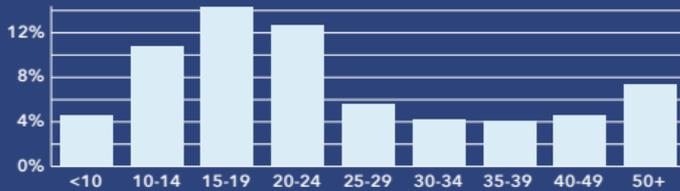


30.1%  
Blue Collar

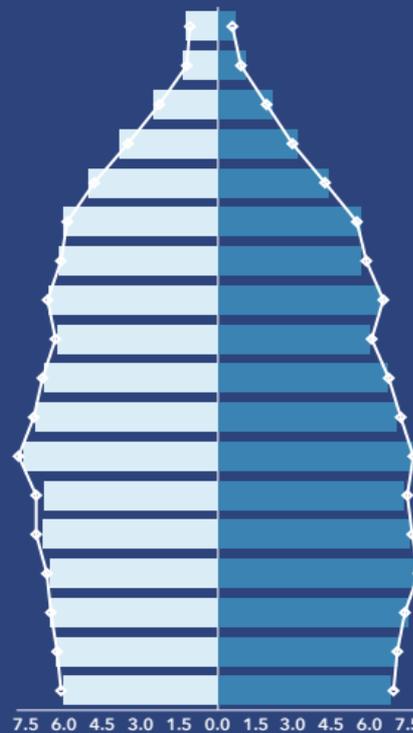


50.9%  
White Collar

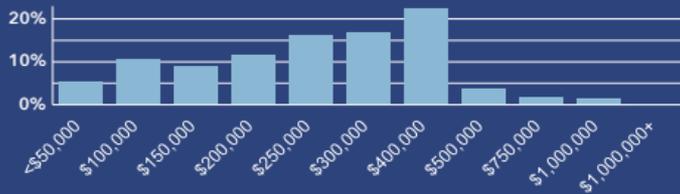
Mortgage as Percent of Salary



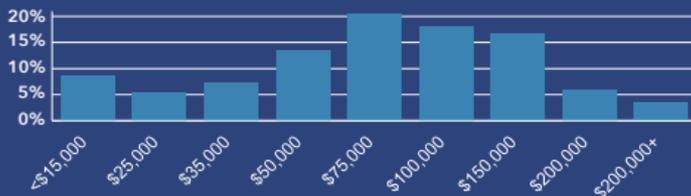
Age Profile: 5 Year Increments



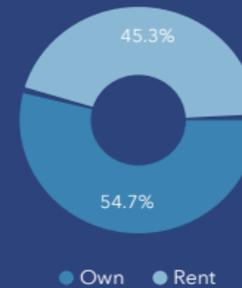
Home Value



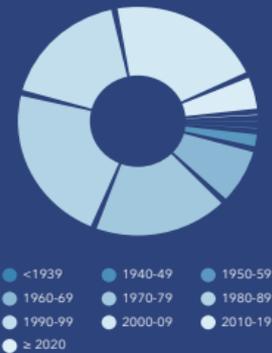
Household Income



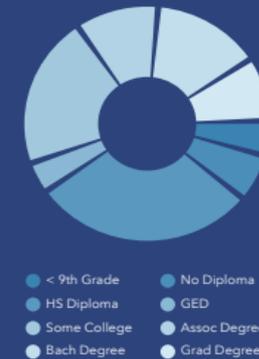
Home Ownership



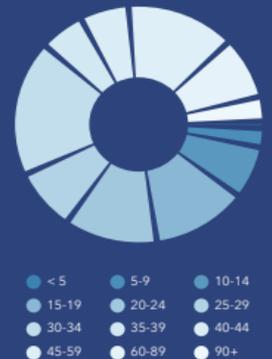
Housing: Year Built



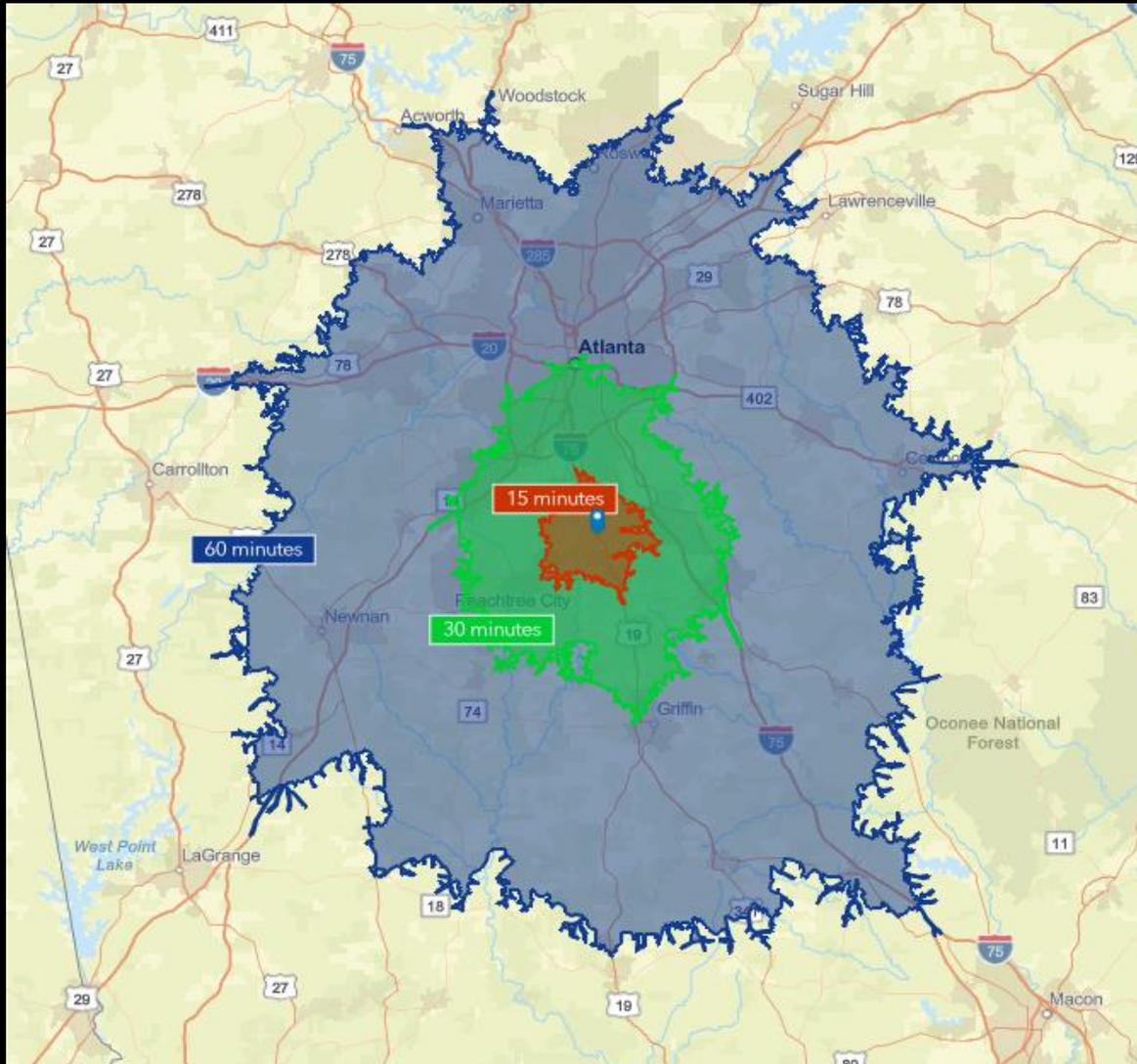
Educational Attainment



Commute Time: Minutes



# Drive Time Map





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